



91 Thomas Tudor Way, Great Oldbury, Stonehouse, Gloucestershire, GL10 3RG  
£455,000

**PETER JOY**  
Sales & Lettings





## 91 Thomas Tudor Way, Great Oldbury, Stonehouse, Gloucestershire, GL10 3RG

A three-bedroom detached home located in the sought-after Great Oldbury estate. This beautifully presented Redrow Oxford Lifestyle Heritage design offers well-proportioned accommodation across two floors. The current owners have made several impressive upgrades, including air conditioning throughout, professionally landscaped gardens and a fully powered and insulated outbuilding.

ENTRANCE HALLWAY, KITCHEN/DINING ROOM, UTILITY ROOM/CLOAKROOM, SITTING ROOM WITH FRONT ASPECT VIEWS, THREE SIZEABLE BEDROOMS, THREE EN-SUITE SHOWER ROOMS, AIR CONDITIONING IN ALL THREE BEDROOMS, STYLISH FULL POWERED AND INSULATED CABIN, PARKING, GARAGE, LOW MAINTANCE GARDEN.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

Located within the sought-after Great Oldbury estate lies this beautifully presented, three-bedroom detached home showcases the popular Redrow Oxford Lifestyle Heritage design. Having been well maintained, the current owners have added several improvements that enhance the property's appeal. Upon entering, you're welcomed by a spacious hallway with access to all ground-floor rooms and a staircase leading to the first floor. A highlight of the home is the light-filled and airy kitchen/dining room, equipped with an array of modern wall and base units, quartz worktops, and high-end built-in appliances. French doors open from the kitchen into the rear garden. Adjacent to the kitchen, there is a convenient utility room and a downstairs cloakroom, as indicated on the floor plan. The sitting room is a lovely cosy space, featuring a large bay window that frames a lovely view of the front aspect. Upstairs, the first floor offers three spacious bedrooms, each with built-in wardrobes, en-suite bathrooms, and air conditioning. The main bedroom is particularly impressive, showcasing a beautiful bay window, double built-in wardrobes, and a modern en-suite shower room.

### Outside

The beautifully landscaped gardens extend to both the front and rear of the property. At the front, there is ample off-road parking, along with access to a upgraded single garage included rubber tiled flooring and panelled walls and a well-kept lawn. A side pathway provides access to the rear garden, where the current owners have designed a low-maintenance space with Cotswold stone chippings and paved areas with an array of plants. A stylish outbuilding has been added, offering a versatile, fully powered and air-conditioned space perfect for a range of uses.

### Location

Great Oldbury is a new development a few miles West of Stroud, on the outskirts of Stonehouse. There is a newly built primary school here, and the shops and amenities of Stonehouse are within easy reach, including a train station with a direct London (Paddington) service and the well regarded Wycliffe private school. Junction 13 of the M5 motorway is approximately 2 miles away, and there are a wider range of shops at nearby Stroud and, further on, Gloucester and Cheltenham.

### Directions

From Stroud, take the A419 towards Stonehouse and the M5 motorway. At the end of the bypass, at the Horsetrough roundabout, bear left and proceed towards the M5. Continue past Stonehouse Court Hotel to the next roundabout. Go straight over, following signs for the M5. At the next roundabout, take the third exit into Great Oldbury Drive. Continue on Great Oldbury Drive for approximately three-quarters of a mile. On your right, you will see John Wothers Drive. Turn right and continue to the end of the road. Turn left at the bottom of the road, and the property is the second on the left.

### Services

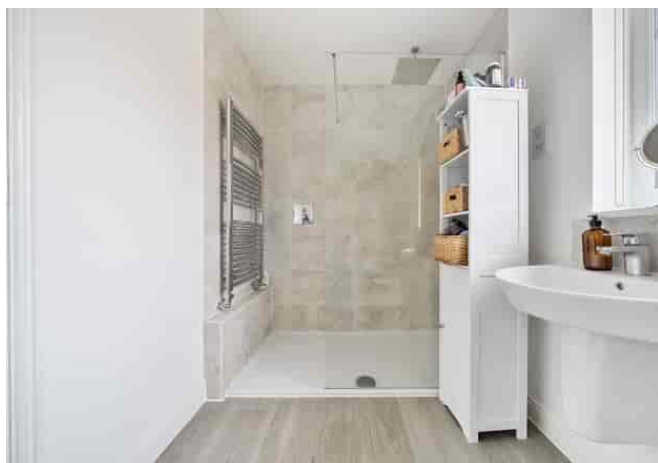
The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard, superfast & ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Agents Note

Please note this property will be subject to an annual estate management charge

### Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321





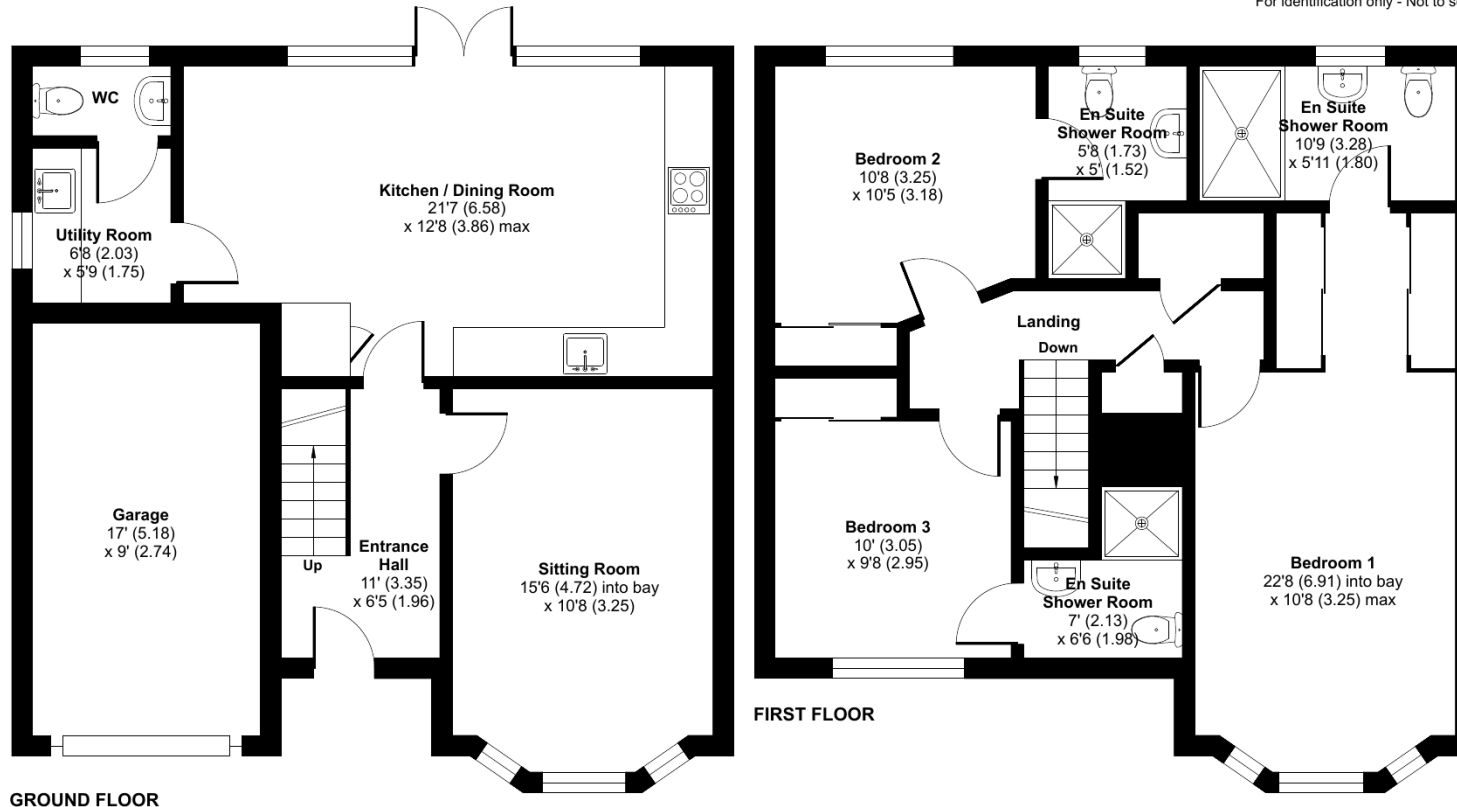
# Thomas Tudor Way, Great Oldbury, Stonehouse, GL10

Approximate Area = 1285 sq ft / 119.3 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1442 sq ft / 133.8 sq m

For identification only - Not to scale

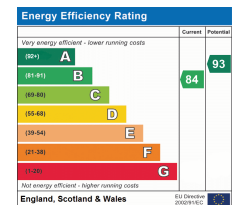


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1204422



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.